

# Property Tax Guidelines Arkansas

## Important Dates

<i>Valuation Date</i>	January 1st
<i>Tax Bills Issued</i>	Any time from the first business day in March to October 15th in the year following the year of levy
<i>Assessment Cycle</i>	Once every three or five years
<i>Valuation Notice</i>	No later than 10 days after July 1st
<i>Appeal Deadline</i>	Before the third Monday in August



## ABOUT NEWMARK VALUATION & ADVISORY

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

## Who is assessing?

County Assessor.

## How is the assessed value determined?

In Arkansas, commercial real estate is assessed at no more than 20% of true and full market value. The assessed market value should be determined through the income approach, the sales comparison approach and/or the cost approach. In reality, commercial real property is often assessed through mass appraisal, leaving many properties unfairly over-assessed.

## Which properties are the best candidates for appeal?

Properties that demonstrate high vacancy rates, deferred maintenance, functional or economic obsolescence, or tenant/operational issues. Assets that are not uniformly assessed with their competitive set should also be reviewed.

## What are the levels of appeal?

County Assessor  
County Board of Equalization  
County Court

# NEWMARK